

# VIEW SOLICITATION

## General Information

**Award Info:** Contract W912DR-06-C-0045  
**Solicitation Number:** Awarded: 9/12/06 - Grunley Construction Company, 15020 Shady Grove Road, Suite 500 Rockville, MD 20850, in the amount of \$14,262,000.00  
**Restrictions:** W912DR-06-R-0051  
**Title:** Unrestricted  
**Location:** Design/Build Child Development Center (CDC) at Fort Myer, Virginia  
**Issue Date:** Fort Myer, Virginia  
**Closing Date:** 30 June 2006  
**Price Range:** ~~31 July 2006, 1600 hrs~~, Amd 3, dtd 21 July 06, changes to 11 August 2006, 1600 hrs  
**Time for Completion:** \$10,000,000.00 and \$25,000,000.00.  
**NAICS:** Construction duration is 540 calendar days from Notice to Proceed.  
**FSC:** 236220  
**CBD:** Z  
**Size Standard:** \$31.0M  
**Contracting POC:** Gary A. Faykes, (202) 730-3773  
**Technical POC:**

**Synopsis:** Note: This project was previously advertised by pre-solicitation announcement on 24 March 2006 as solicitation no. W912DR-06-R-0026

This proposed procurement is Unrestricted, NAICS is 236220 with a size standard of \$31,000,000.00. Design/Build Construction of a new Child Development Center (CDC) at Fort Myer, Virginia is being advertised as a Request for Proposal. The Child Development Center (CDC) project at Fort Myer, Virginia is a 37,000 square foot facility to include space for 348 children. The footprint of the CDC will be a single level "T" shape. It includes all associated site work, utilities and communication infrastructure. The project site is off of Carpenter road and adjacent to the Radar Clinic. The existing steam line is in the area of the new parking lot. This line is to be protected until paving requires relocation at the end of the project.

The project will include rooms for infants, toddlers, and preschool children. Facility shall also include patron reception/entrance areas; central storage; supply rooms; administrative areas; staff lounge/training room; isolation room; kitchen ; laundry ; and janitor closet. Activity rooms shall include diapering stations, children and adult toilets. Exterior area shall be landscaped and provide parking spaces for 87 vehicles and 2 fenced playground areas. All aspects of the facility must meet the latest accessibility to the public/staff and applicable handicapped children standards. Physical security and anti-terrorism measures will be in accordance with the latest version of the Department of Defense Antiterrorism Minimum Construction Standards for buildings. HVAC will be through a four pipe terminal unit system with outside ventilation feed from energy recovery unit. All HVAC equipment shall be controlled by the DDC system. Special architectural treatments to include brick facades and slate-look roofing are required for historical district compatibility. Project will have five options: (1) Install radiant heating under classroom floors (2) Construct 13,831 SF School Age Children (SAC) wing (3) Abandon steam line in place vice relocation (4) Install Playground Equipment and Surface (5) Demolition of the existing 38,865 square foot CDC at building 469 and 9,000 square yard site converted to green space after functional transfer is completed to new facility.

Competitive proposals will be evaluated based on the evaluation criteria set forth in the solicitation package. Estimated cost of construction is between \$10,000,000.00 and

\$25,000,000.00. Construction duration is 540 calendar days from Notice to Proceed. Large Business Firms are required to submit a subcontracting plan with their proposals. For the purposes of this procurement, the following goals are considered reasonable and achievable during the term of the contract: 65% a minimum of the planned subcontracting dollars to be placed with small business concerns. (The following are subsets of the small business goal): And of that portion placed with small business concerns, 20% shall be placed with small disadvantaged business concerns, to include HBCU/MI's. 10% to be placed with women owned small businesses; 3% to be placed with HUBZones small businesses; 3% to be placed with Veteran-Owned small businesses and 3% to be placed with Service-Disabled Veteran-Owned small businesses.

The solicitation will be provided in an electronic format, free of charge, to all authenticated account holders of Federal Technical Data Solution System (FedTeDS) -- a one-time registration process for vendors/contractors -- Accounts may only be attained by CCR-registered contractors/vendors, go to [www.fedteds.gov](http://www.fedteds.gov) for additional information. After issuance of the solicitation, contractors may view and/or download this solicitation and all amendments at the following internet address: <https://www.fedteds.gov/fedteds/start.nsf/frn.vendorlogin?openform&SolicitationNumber=W912DR-06-R-0051>. Plans and specifications will not be available in paper format. Use of the FedTeDS website requires prior registration at [www.fedteds.gov](http://www.fedteds.gov). It is the offerors responsibility to monitor the FedTeDS web site (using the above link) for amendments to the solicitation. You must be registered with the Central Contractor Registration Database (CCR) to receive a government contract award. You may register with the CCR at <http://www.ccr.gov/>.

All offerors are encouraged to visit the Baltimore District's public web site, CURRENT ACQUISITION OPPORTUNITIES (<http://www.nab.usace.army.mil/ebs.htm>) or the Federal Business Opportunities web page (<http://www.fedbizopps.gov/>) (USE THE BALTIMORE DISTRICT ACRONYM - W912DR - IN THE SEARCH FEATURE) to view other Baltimore District business opportunities.

Technical Qualifications: Technical proposals will be evaluated based upon the following factors:

1. General Contractor Relevant Experience
2. General Contractor Past Performance
3. Architect/Engineer Qualifications if offering the Design/Build Option
4. Design-Build Narrative if Offering this Option
5. Compliance: If Offering the Design-Build Option

The Baltimore District Corps of Engineers intends to award one Firm-Fixed Price Contract to the offeror whose proposal represents the "Best Over-All Value" to the government. It is imperative that a small disadvantaged business contacts their cognizant Small Business Administration Office to obtain Small Disadvantaged Business Certification. Without SBA SDB certification, neither a prime contractor nor a federal agency can receive SDB credit when utilizing noncertified SDB contractors/subcontractors. The solicitation will be provided in an electronic format, free of charge, to all registered plan holders. The media through which the Government chooses to issue this solicitation is the Internet. The solicitation will not be issued in paper. All responsible sources may submit a proposal, which shall be considered by the agency.

This solicitation will be available on or about 27 June 2006, proposals due on or about 28 July 2006.

**Site Visit:** 12 July 2006, 9:00 AM  
Fort Myer, VA

(see SF1442 for directions)

**Plans & Specs:** [Available thru FedTeDS](#)

**Amendments:** Amendment 1, dated 17 July 2006  
Amendment 2, dated 20 July 2006  
Amendment 3, dated 21 July 2006  
Amendment 4, dated 25 July 2006  
Amendment 5, dated 26 July 2006  
Amendment 6, dated 27 July 2006  
Amendment 7, dated 4 August 2006

**Register as an Interested Party:** [Download the attached form](#), complete, and return as directed.